



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
100 Civic Center Drive, P.O. Box 1768, Newport Beach, CA 92658-8915
(949) 644-3200 Fax: (949) 644-3229
www.newportbeachca.gov

**CITY OF NEWPORT BEACH
ZONING ADMINISTRATOR STAFF REPORT**

October 24, 2013
Agenda Item No. 3

SUBJECT: 210 41st Street Condominium Conversion - (PA2013-173)
210 41st Street
▪ Condominium Conversion No. CC2013-003

APPLICANT: Bill Caskey

PLANNER: Melinda Whelan, Assistant Planner
(949) 644-3221, mwhelan@newportbeachca.gov

ZONING DISTRICT/GENERAL PLAN

- **Zone:** R-2 (Two-Family Residential)
- **General Plan:** RT (Two-Unit Residential)

PROJECT SUMMARY

A condominium conversion to convert an existing duplex into a two-unit condominium project. There are no waivers of Title 19 condominium conversion development standards proposed with this application.

RECOMMENDATION

- 1) Conduct a public hearing; and
- 2) Adopt Draft Zoning Administrator Resolution No. _ approving Condominium Conversion No. CC2013-003 (Attachment No. ZA 1).

DISCUSSION

- The site is located in West Newport, between River Avenue and Balboa Boulevard, in the R-2 zoning district.
- In 2007, an existing duplex was demolished and a new duplex was constructed to condominium specifications with separate utilities, separate garage spaces, and separate water meters. The building permit was issued April 27, 2007 and construction was finalized July 10, 2008. A tentative parcel map for condominium purposes was also approved concurrently with the construction of the duplex. However, construction of the new duplex was finalized and the parcel map was never recorded at the County. Tentative Parcel Map No. NP2007-023 (County Map No. 2007-202) was approved by the Zoning Administrator on October 27, 2007 and remains valid until October 2020, per state-mandated extension (Government Code Sections 66452.21, 66452.22, 66452.23, and 66452.24). A condominium conversion is now required to implement the existing Parcel Map and convert the duplex into condominiums.
- Pursuant to Section 19.64.040 (Tenant Notification) the existing tenants have been notified informing them of this application and their rights in regards to their tenancy.
- The Land Use Element of the General Plan designates the site as Two-Unit Residential (RT), and the Coastal Land Use Plan designates this site as Two-Unit Residential (RT-E). The current development is consistent with these designations.
- One garage parking space and one tandem carport parking space are provided for each dwelling unit, consistent with the off-street parking requirements of Chapter 20.40 (Off-Street Parking) of the Municipal Code.
- A special inspection was completed pursuant to Section 19.64.070 F by the Building Inspector on September 25, 2013, for the purpose of identifying any building safety violations. Only one violation was identified which was to replace the batteries in all smoke detectors. The violation was corrected and the inspection was approved by the Building Inspector on October 9, 2013.

ENVIRONMENTAL REVIEW

The project has been determined to be categorically exempt under the requirements of the California Environmental Quality Act (CEQA) under Class 1 (Existing Facilities) and Class 15 (Minor Land Divisions).

The division of existing multiple family or single-family residences into common interest ownership is exempt under Class 1 of CEQA. The division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels is exempt under Class 15 when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

PUBLIC NOTICE

Notice of this application was published in the Daily Pilot, mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways) including the applicant and posted on the subject property at least 10 days before the scheduled hearing, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

APPEAL PERIOD:

An appeal of the Condominium Conversion may be filed with the Director of Community Development within fourteen (14) days following the date of action. For additional information on filing an appeal, contact the Planning Division at (949) 644-3200.

Prepared by:



Melinda Whelan
Assistant Planner

GR/msw

Attachments:	ZA 1	Draft Resolution
	ZA 2	Vicinity Map
	ZA 3	Project Plans
	ZA 4	County Tentative Parcel Map No. 2007-202

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2013-0##

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING CONDOMINIUM CONVERSION NO. CC2013-003 FOR A TWO-UNIT CONDOMINIUM DEVELOPMENT LOCATED AT 210 41ST STREET (PA2013-173)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Bill Caskey, with respect to property located at 210 41st Street, and legally described as Lot 6, Block 140, of the Canal Section in the City of Newport Beach, as per map thereof recorded in Book 423, Page 30 of miscellaneous maps in the office of the County Recorder of said Orange County, requesting approval of a condominium conversion.
2. The applicant proposes a condominium conversion to convert an existing duplex into a condominium project. No waivers of Title 19 condominium conversion development standards are proposed with this application.
3. The subject property is located within the R-2 (Two-Unit Residential) Zoning District and the General Plan Land Use Element category is RT (Two-Unit Residential).
4. The subject property is located within the coastal zone. The Coastal Land Use Plan category is RT-E (Two-Unit Residential).
5. A public hearing was held on October 24, 2013 in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project has been determined to be categorically exempt pursuant to the State California Environmental Quality Act (CEQA) under Class 1 (Existing Facilities) and Class 15 (Minor Land Divisions).
2. The division of existing multiple family or single-family residences into common interest ownership is exempt under Class 1 of CEQA. The division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels is exempt under Class 15 when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

SECTION 3. REQUIRED FINDINGS.

Condominium Conversion

In accordance with Section 19.64.070 (Standards for Condominium Conversions) of the Newport Beach Municipal Code, the following findings and facts in support of such findings are set forth:

Finding

- A. *The minimum number, and the design and location of off-street parking spaces shall be provided in conformance with the provisions of the Zoning Ordinance in effect at the time of approval of the conversion.*

Facts in Support of Finding

- A-1. The existing duplex provides two, single-car garages and two covered spaces, for a total of four spaces.
- A-2. The four spaces provided meet the number design and location of parking spaces required per Chapter 20.40 (Off-Street Parking) of the Zoning Ordinance.

Finding

- B. *Each dwelling unit within a building shall have a separate sewer connection to the City sewer.*

Facts in Support of Finding

- B-1. The duplex has two separate sewer connections to the City sewer.

Finding

- C. *Each sewer lateral shall be retrofitted/fitted with a cleanout at the property line.*

Facts in Support of Finding

- C-1. The duplex has two separate sewer cleanouts located at the property line.

Finding

- D. *Each unit shall maintain a separate water meter and water meter connection.*

Facts in Support of Finding

- D-1. The duplex has two separate water meters and water meter connections.

Finding

- E. The electrical service connection shall comply with the requirements of Chapter 15.32 (Underground Utilities) of the Newport Beach Municipal Code.*

Facts in Support of Finding

- E-1. The duplex was constructed with electrical service connections in compliance with the requirements of Chapter 15.32.

Finding

- F. The applicant for a condominium conversion shall request a special inspection from the Building Division for the purpose of identifying any building safety violations. The applicant shall correct all identified safety violations prior to approval of a final map for the condominium conversion.*

Facts in Support of Finding

- F-1. A special inspection was completed pursuant to Section 19.64.070 F by the Building Inspector on September 25, 2013, for the purpose of identifying any building safety violations. Only one violation was identified which was to replace the batteries in all smoke detectors. The violation was corrected and the inspection was approved by the Building Inspector on October 9, 2013.

Finding

- G. Permanent lot stakes and tags shall be installed at all lot corners by a licensed surveyor or civil engineer unless otherwise required by the City Engineer.*

Facts in Support of Finding

- G-1. As conditioned, the project will comply with this requirement prior to recordation of the final parcel map.

Finding

- H. For residential conversions, the project shall be consistent with the adopted goals and policies of the General Plan, particularly with regard to the balance and dispersion of housing types within the City.*

Facts in Support of Finding

- H-1. The General Plan does not include any specific goals for the dispersion of rental housing within the area. Housing Program 2.1.1 of the Housing Element of the General Plan which restricts the conversion of rental units to condominiums in developments containing 15 or more units does not apply.

- H-2. Although the conversion from rental to ownership will reduce the number of rental opportunities in the area, the elimination of two rental units will not create a detrimental impact to housing opportunities in the area or City, as two units represents a very small fraction of the City's supply of rental housing (estimated to be approximately 17,500 units).

Finding

- I. *The establishment, maintenance or operation of the use or building applied for shall not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City.*

Facts in Support of Finding

- I-1. The use of the property will continue to be used for two-unit residential purposes and there is no evidence suggesting the use has been detrimental to the neighborhood or the general welfare of the City.
- I-2. The proposed project is to convert an existing duplex into two condominiums on property located within the R-2 zoning district.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Condominium Conversion No. CC2013-003 (PA2013-173), subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.
2. The Condominium Conversion action shall become final and effective fourteen days after the adoption of this Resolution unless within such time an appeal is filed with the Community Development Director in accordance with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 24th DAY OF OCTOBER, 2013.

Patrick Alford, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

1. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Parcel Map and Condominium Conversion.
2. No more than two-dwelling units shall be permitted on the site.
3. Two-car parking, including one enclosed garage space and one covered or enclosed parking space, shall be provided on site for each dwelling unit per requirements of the Zoning code. All parking spaces shall be maintained clear of obstructions for the parking of vehicles at all times.
4. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
5. The applicant shall apply for a building permit for a description change of the subject project development from "duplex" to "condominium". **The development will not be condominiums until this permit is finalized.**
6. The applicant shall verify that monuments (1 inch iron pipe with tag) are set On Each Lot Corner.
7. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the Condominium Conversion including, but not limited to, Condominium Conversion No. CC2013-003 (PA2013-173). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

Building Division Conditions

8. Any building modifications or alterations may require the sound rating to be verified by wall and floor ceiling assembly where the units are adjoined or overlapped for a minimum STC 50.

9. Any building modifications or alterations may require horizontal fire separation to show the firewall alignment does not stack.
10. Any building modifications or alterations may require penetration of light fixtures or other MPE systems in the one hour fire and sound rated assembly quantified to meet the required fire rating and sound rating (STC 50).
11. Any building modifications or alterations may require that all walls that support fire resistive floor assemblies meet one hour fire resisting assembly.
12. Any building modifications or alterations may require stairway elements to have an approved fire rating and sound rating assembly where the stairs of each individual unit overlap the other. Details substantiating the requirements shall be verified.
13. Any building modifications or alterations may require area over the garage or carports to meet the required fire resistive assembly and sound rating including light penetrations or MPE systems.

Public Works Conditions

14. Prior to the final of the building permit for a description change, Tentative Parcel Map No. NP2007-023 (County Parcel Map No. 2007-202) shall be recorded and all of the conditions of approval implemented.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Condominium Conversion No. CC2013-003
PA2013-173

210 41st Street

Attachment No. ZA 3

Project Plans

04-27-07
ZFRT RESIDENCE/DUPLEX

210 41ST STREET
NEWPORT BEACH, CA 92625

BILL CASKEY
+ ASSOCIATES, INC.

630 CAMEO HIGHLANDS DRIVE
CORONA DEL MAR, CA 92625
TEL: (714) 624-7086
FAX: (949) 759-8095
EMAIL: bjcaskey@sbccglobal.net

CLIENT

ZFRT 41ST STREET, LLC
1000 QUAIL STREET, SUITE 290
NEWPORT BEACH, CA 92660

PROJECT ADDRESS

210 41ST STREET
NEWPORT BEACH, CA 92660



1603-2006

PRIOR TO PERFORMING ANY
WORK IN CITY RIGHT-OF-WAY
AN ENCROACHMENT PERMIT
MUST BE OBTAINED FROM THE
PUBLIC WORKS DEPARTMENT

NOTICE

NOTICE OF A BUILDING PERMIT BY THE
CITY OF NEWPORT BEACH DOES NOT RELIEVE
THE APPLICANT OF THE LEGAL REQUIREMENTS
OF THE CITY OF NEWPORT BEACH. THE APPLICANT
IS RESPONSIBLE FOR OBTAINING ALL NECESSARY
PERMITS FROM THE CITY OF NEWPORT BEACH
BEFORE BEGINNING CONSTRUCTION. THE APPLICANT
SHOULD CONTACT THE CITY OF NEWPORT BEACH
FOR MORE INFORMATION.

DRAWING INDEX,
PROJECT DESCRIPTION,
CODE INFORMATION,
VICINITY MAP AND
ABBREVIATIONS

DESCRIPTION	DATE
ISSUED FOR PLAN CHECK	6-30-06
PLAN CHECK CORRECTION	9-20-06
ISSUED FOR BID	9-22-06
DATE	09-15-06
SCALE	AS NOTED
DRAWN BY	TID
PROJECT NUMBER	
SHEET NUMBER	

T-1.0

PA2013-173 for CC2013-003
210 41st Street
Bill Caskey Associates

STATE OF CALIFORNIA NOTES

- All work shall conform to the Requirements of Title 24 of the California Administrative Code. See drawings for Energy Compliance Forms.
- Mandatory Energy Conservation Requirements for the State of California:
 - All heating, ventilating, air conditioning and water heating equipment shall meet all the requirements of the Applicable Efficiency Standards and shall be certified to the California Energy Commission.
 - A two-stage thermostat, which controls the supplementary heat on its second stage, is required on heat pumps.
 - Thermostats, except those controlling heat pumps, shall be equipped with an automatic setback which the building occupant can program to automatically set back the thermostat. Set points for thermostat must be at least two periods in 24 hours.
 - Equipment which requires preventive maintenance to maintain efficient operation shall be furnished with complete necessary maintenance information.
 - All gas-fired fan type central furnaces, gas-fired fan type wall furnaces and cooking appliances shall be equipped with electronic ignition devices.
 - All fan systems exhausting air to the outside shall be provided with back draft dampers.
 - All transverse duct, plenum and fitting joints shall be sealed with pressure sensitive tape or mastic to prevent air loss and shall be insulated to conform to the provisions of Section 1005 UMC, Latest Edition.
 - All manufactured windows and sliding glass doors shall meet the ANSI Air Infiltration Standards, and shall be certified and labeled.
 - All swinging doors and windows leading to unconditioned areas shall be fully weather stripped.
 - Storage type water heaters and storage and back-up tanks for solar systems shall be externally wrapped with R-12 insulation or greater.

CONDOMINIUM CONSTRUCTION NOTES

- AN APPROVED ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALLS.
- PENETRATIONS INTO SOUND RATED PARTITIONS ASSEMBLIES OF FLOOR-CEILING ASSEMBLIES SHALL BE SEALED WITH APPROVED PERMANENT RESILIENT SEALANT.
- ALL RIGID CONDUITS, DUCTS, PLUMBING PIPES, AND APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS OR MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL (EXCEPTION: GAS PIPING NEED NOT BE ISOLATED).
- METAL VENTILATING AND CONDITIONED AIR DUCTS LOCATED IN SOUND ASSEMBLIES SHALL BE LINED. (EXCEPTION: DUCTS SERVING ONLY EXIT WAYS, KITCHEN COOKING FACILITIES AND BATHROOMS NEED NOT BE LINED) MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOIST SPACES TO A POINT 12" BEYOND THE PIPE OR DUCT, WHENEVER A PLUMBING PIPE OR DUCT PENETRATES A FLOOR-CEILING ASSEMBLY THAT REQUIRES A SOUND RATING OR WHERE SUCH UNIT PASSES THROUGH THE PLANE OF THE FLOOR-CEILING ASSEMBLY FROM WITHIN A WALL.
- SUBMIT SOUND ATTENUATION DESIGN FOR HVAC EQUIPMENT PER AIR STD. 275, SOUND LEVEL NOT TO EXCEED 50 dBA (55 dBA WITH TIMER, 65 dBA WITH TIMER AND NEIGHBORS' CONSENT) PER SECTION 10.26.045 OF THE N.B.M.C. LOCATION OF MEASUREMENT TO BE AT 5' ABOVE GRADE AT PROPERTY LINE. LOCATE EQUIPMENT IN EQUIPMENT WELL ON ROOF IF NECESSARY.
- ONLY OUTLET BOXES WILL BE PERMITTED IN WALLS OF SOUND RATED CONSTRUCTION. ALL OTHER EQUIPMENT AND DEVICES WHICH INCLUDE RECESSED FIXTURES PANEL BOARDS, HATERS, SOUND PRODUCING EQUIPMENT, ETC. SHALL NOT BE INSTALLED IN THESE SOUND RATED WALLS UNLESS PRIOR APPROVAL HAS BEEN OBTAINED FROM THE STRUCTURAL RESEARCH ENGINEER.
- OUTLET BOXES MAY BE INSTALLED IN THE SOUND RATED WALLS AS FOLLOWS:
 - BOXES WHICH PENETRATE THE WALL IN ONE AREA OR OCCUPANCY SHALL NOT BE INSTALLED ON THE SAME STUD OR IN THE SAME SPACE BETWEEN STUDS CONTAINING A BOX WHICH PENETRATES INTO ANOTHER AREA OR OCCUPANCY, ETC., NOT IN THE SAME BAY ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SEPARATION WALLS SHALL BE SEPARATED HORIZONTALLY BY 24". BACK AND SIDES OF BOXES TO BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED WITH 2" MINIMUM MINERAL FIBER INSULATION. (TV, PHONE AND INTERCOM OUTLETS MUST BE INSTALLED IN BOXES ACCORDINGLY.)
- THERE SHALL BE ONE SOLID STUD BETWEEN OUTLET BOXES
- A SOLID FIRE BLOCKING WALL BE CONSIDERED A SOLID STUD IN ORDER TO PLACE ONE BOX ABOVE THE OTHER IN THE SAME BAY
- OUTLET BOXES SHALL HAVE A DEPTH NOT MORE THAN 1 1/2", SO AS TO ALLOW THE REQUIRED 2" UNCOMPRESSED INSULATION TO BE INSTALLED IN A STANDARD 2" x 4" WALL. ON WALLS OF DEEPER DIMENSIONS, I.E. DOUBLE STUD WALLS, BOXES OF GREATER DEPTHS MAY BE PERMITTED.
- CONDUITS OR RACEWAYS (SUBCUTS) MAY PENETRATE THE SOUND RATED WALLS PROVIDED THE CONDUIT IS COVERED AT THE PENETRATION POINT WITH A PERMANENTLY RESILIENT SEALANT.
- THE REQUIREMENTS FOR OUTLET BOXES INSTALLED FOR TELEVISIONS, TELEPHONE AND THERMOSTATS (ELECTRIC AND PNEUMATIC) SHALL BE THE SAME AS FOR RECEPTACLES OR SWITCHES, PLASTER RINGS, OPEN BACK BOXES OR MOUNTING PLATES SHALL NOT BE PERMITTED IN SOUND RATED PARTITIONS.
- PROVIDE SEPARATE UTILITIES FOR EACH UNIT (POTENTIAL CONDO CONVERSION)

CODE INFORMATION

ALL WORK SHALL BE IN COMPLIANCE WITH THE STATE AND LOCAL CODES, CALIFORNIA STATE BUILDING STANDARDS, CITY OF NEWPORT BEACH MUNICIPAL CODES AND:

BLDG. CODE: CBC 2001 (WITH STATE AND LOCAL AMENDMENTS)

MECHANICAL: CMC 2001

PLUMBING: CPC 2001

ELECTRICAL: CEC 2001

STRUCTURAL: CBC 2001

FIRE/LIFE/SAFETY: CFC 2001 (NATIONAL FIRE PROTECTION ASSOCIATION - NATIONAL FIRE CODES AS ADOPTED OR REFERENCED)

ENERGY CODE: CBC 2001 (TITLE 24, PART 6)

CITY OF NEWPORT BEACH NOTES

Provide fire retardant roof covering of Class A minimum.

Provide smoke detectors in each hallway leading to sleeping rooms, each sleeping room of new and existing construction, on top of stairways, and in each story of the project. In new construction the smoke detectors are to be hard wired with battery back up, UBC 310.9.1.4. The detectors shall be interconnected to sound at the same time. Detectors are NOT to be located in kitchen, garage or within 3'-0" from door to kitchen, bathroom or supply air registers.

Bracing of exterior wall/main interior walls shall conform to methods and locations as specified in Section 2320.11.3 and 2320.11.4, Volume 2, CBC 2001.

Water closet recess to be 30" minimum width, 24" clear in front of bowl. Provide a nonsupport finish to a minimum height of 70" in shower areas.

Provide safety glazing type of glass within 2'-0" of doors and as specified in UBC 2405.4. Glass to be etch marked.

Provide emergency egress from bedroom per UBC 310.4; 20" wide X 24" high, 5.7 sq.ft. Minimum.

Minimum window area 1/10 of the room floor area, 1/4 open able in or 1/20 of floor area fully open able, per UBC 1203.

Attic vents are a minimum of 1/150 of the attic area.

Foundation vents are a minimum of 1/150 of the crawl space area. Provide 22" x 30" attic access to all attics higher than 30", UBC 1505.3

Title 24 Energy Compliance

Walls: R-13
Floors: R-19
Ceiling: R-30

Required enclosed parking spaces for two full size cars shall be 17'-6" X 19'-0" clear and unobstructed, (9'-3" x 19'-0" for individual cars)

Pools, spas, walls, fences, patio covers and other freestanding structures require separate reviews and Permits.

Any removal of City of Newport Beach and/or Corona del Mar trees requires prior approval from the General Services Department.

Existing sewer lateral to be changed and a clean-out installed at the property line to comply with city standard if any of the following conditions occur:

- Alteration to the building sewer is done.
- Additional plumbing fixtures require increase in size of building sewer line.
- When it is found that the building sewer is installed in an illegal or unsanitary manner.
- If area of structural remodel + addition is greater than 50% of existing area.

EXCEPTION: Sewer lateral does NOT have to be replaced if inspected using a camera device and certified by a private inspection agency to be in good condition to the satisfaction of the Utilities Department (Ed Bur 949-718-3402).

Sloped ceiling to be 7'-6" minimum over 50% (min.) of roof area.

Per Chapter 13 of the City of Newport Beach Municipal Code (NBM/C), street trees shall be planted along Narcissus Avenue frontage.

An approved encroachment permit is required for all work within the public right-of-way. An approved encroachment permit is required for all nonstandard private improvements within the public right-of-way.

All utility service connections shall be made underground.

Deferred submittals to be reviewed by project architect or engineer of record and certified prior to submittal for plan review.

Pedestrian protection adjacent to public way:

Distance from structure to property line (SB) Protection

SB < 6' Fence & canopy
SB < (height of structure/4) Fence & canopy
(Structure height/2) > SB > (Structure height/4) Fence only
SB > (Structure height/2) None

When required, fence and canopy to be constructed per UBC 3303.7.3 and 3303.7.4

PROJECT DIRECTORY

OWNER:
ZFRT 41 ST. STREET, LLC
1000 QUAIL ST., SUITE 290
NEWPORT BEACH, CA 92660
ATTN: STEVE ZOTOVICH

ARCHITECT:
BILL CASKEY + ASSOCIATES, INC.
630 CAMEO HIGHLANDS DRIVE
CORONA DEL MAR, CA 92625
TEL: (714) 624-7086
FAX: (949) 759-8095
EMAIL: BJCASKEY@SBCCGLOBAL.NET
ATTN: BILL CASKEY

STRUCTURAL:
AQX ENGINEER, INC.
1300 BRISTOL STREET, SUITE 260
NEWPORT BEACH, CA 92660
TEL: (949) 261-7740
FAX: (949) 261-7760
EMAIL: CHUNG@AQXENGINEERING.COM
ATTN: QIANG CHUNG XIAO

SURVEYOR:
RDM SURVEYING, INC.
23010 LAKE FOREST DRIVE, #409
LAGUNA HILLS, CA 92653
TEL: (949) 859-2924
FAX: (949) 858-3439
ATTN: RON MIEDEMA

TITLE 24 ENERGY COMPLIANCE:
HERITAGE ENERGY GROUP
470 WALD
IRVINE, CA 92618
TEL: (949) 789-7221
FAX: (949) 789-7222
ATTN: ROLAND GONZALEZ/RUDY SAINS

CIVIL:
DZNE ENGINEERS
166 MATISSE CIRCLE
ALISO VIEJO, CA 92656
TEL: (949) 305-8920
FAX: (949) 305-8929
CEL: (949) 290-3772
ATTN: RONIE DEMA-ALA
EMAIL: RLD@DZNE.NET

PUBLIC UTILITIES:
DIG ALERT (800) 227-2600
SOUTHERN CALIFORNIA EDISON (714) 895-0248
SOUTHERN CALIFORNIA GAS (800) 427-2000
CITY WATER & SEWER (949) 644-3011
PACIFIC BELL TELEPHONE (800) 750-2355
ADELPHI (800) ---

SYMBOLS

8	CONSTRUCTION NOTES
1	WINDOW NUMBER
2	DOOR NUMBER
1	REVISION NUMBER
1	APPLIANCE/FIXTURE NOTE
8'-0"	CEILING HEIGHT
1 A-1.0	DETAIL REFERENCE
1 A1	ELEVATION REFERENCE
1 A1	SECTION REFERENCE

PROJECT STATISTICS

LEGAL DESCRIPTION:
LOT 5, BLOCK 140 OF TRACT CANAL SECTION, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 423 PAGE 30, INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

APN 423-306-02
LOT AREA: 2,423 SQ. FT.

BUILDING DATA/CODE REVIEW:
OCCUPANCY: R3/U1
OCCUPANCY SEPARATION: 1-HOUR
TYPE OF CONSTRUCTION: VN SPRINKLERED

SETBACK AREA	848.00 SQ. FT.	
CITY ALLOWABLE AREA		
2.0 x BUILDABLE AREA (1,579.9 x 2.0)	3,159.80 SQ. FT.	
BUILDING AREA	PLANNING DEPT.	UBC
(UNIT A):		
FIRST FLOOR	745.375 SQ. FT.	659
SECOND FLOOR	745.375 SQ. FT.	712
ROOF DECK (THIRD FLOOR)	370.832 SQ. FT.	327
GARAGE	222.500 SQ. FT.	327
ATTIC	89.000 SQ. FT.	202
TOTAL UNIT A LIVING AREA	2,173.082 SQ. FT.	1,371.
(UNIT B):		
SECOND FLOOR	727.625 SQ. FT.	567
THIRD FLOOR	472.625 SQ. FT.	424
ROOF DECK (THIRD FLOOR)	376.250 SQ. FT.	326
GARAGE	222.500 SQ. FT.	202
ATTIC	89.000 SQ. FT.	
TOTAL UNIT B LIVING AREA	1,889.000 SQ. FT.	991
TOTAL BUILDING AREA	4,061.082 SQ. FT.	2,371
BALCONY/DECK AREA (LESS)	(747.082 SQ. FT.)	
ATTIC (LESS)	(178.000 SQ. FT.)	
TOTAL LIVING AREA	3,136.000 SQ. FT.	
SETBACKS		
FRONT	10'-0"	
REAR	5'-0"	
SIDES	3'-0"	

PARKING SUMMARY

2 SPACES REQUIRED PER DUPLEX
4 SPACES TOTAL

DEFERRED SUBMITTAL

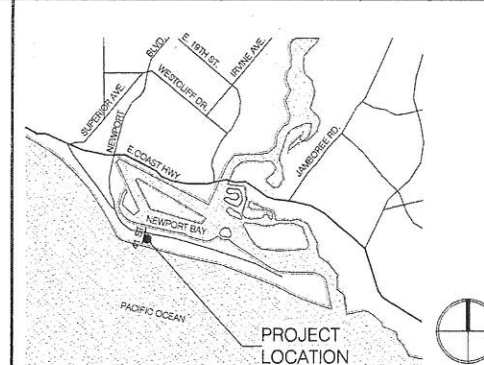
- FIRE SPRINKLER SYSTEM (OBTAIN FIRE SPRINKLER PERMIT PRIOR TO CALLING FOR ROOF SHEATHING INSPECTION. DEFERRED SUBMITTAL TO BE CERTIFIED BY PROJECT ARCHITECT PRIOR TO SUBMITTAL.)
- FIRE ALARM SYSTEM
- PROVIDE A FIRE SPRINKLER SYSTEM THROUGH OUT UNITS 'A' AND 'B'.
- PROVIDE A LOW VOLTAGE ALARM SYSTEM IN THE UNIT WITH A LOW VOLTAGE PANEL IN UNIT 'B'.

WALL LEGEND

NEW WALLS

SOUND WALLS/RATED WALLS/CEILINGS

VICINITY MAP



PROJECT DESCRIPTION

NEW DUPLEX CONDOMINIUMS: FRONT UNIT HAS THREE BEDROOMS AND THE REAR UNIT HAS TWO BEDROOMS.

CITY OF NEWPORT BEACH BUILDING DEPARTMENT

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE EXPENSE OR IMPROVE PROTECTION TO THE CITY OF NEWPORT BEACH. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF NEWPORT BEACH BEFORE BEGINNING CONSTRUCTION. THE APPLICANT SHOULD CONTACT THE CITY OF NEWPORT BEACH FOR MORE INFORMATION.

PERMITTEE'S ACKNOWLEDGMENT: (Signature) (Date) 08/27/07

DATE: 08/27/07

DRAWING INDEX

- T-1.0 TITLE SHEET, DRAWING INDEX, ABBREVIATIONS, CODE INFORMATION, PROJECT DESCRIPTION, & VICINITY MAP
- T-1.1 GENERAL NOTES
- G-1 GEOTECHNICAL REPORT
- G-01 COVER SHEET
- G-02 PRECISE GRADING PLAN
- G-03 EROSION CONTROL PLAN
- PL-1 PLANNING/COASTAL DOCUMENTS/BUILDING MODIFICATIONS
- SUR-1 SURVEY

ARCHITECTURAL

- A0.0 SITE PLAN, SURVEY PLAN AND DETAILS
- A1.0 FIRST AND SECOND FLOOR PLANS
- A2.0 THIRD FLOOR AND ROOF PLANS
- A3.0 EXTERIOR ELEVATIONS
- A4.0 SECTION
- A5.0 DOOR AND WINDOW SCHEDULES AND DETAILS
- A6.0 DETAILS

STRUCTURAL

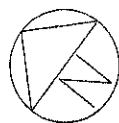
- SN-1 GENERAL STRUCTURAL NOTES
- S-1 FOUNDATION PLAN
- S-2 2ND FLOOR FRAMING AND FIRST FLOOR SHEAR WALLS
- S-3 3RD FLOOR FRAMING AND 2ND FLOOR SHEAR WALLS
- S-4 ROOF FRAMING AND 3RD FLOOR SHEAR WALLS
- SD-1 STRUCTURAL DETAILS
- SD-2 STRUCTURAL DETAILS
- SD-3 STRUCTURAL DETAILS
- SD-4 STRUCTURAL DETAILS

MECHANICAL

- M-1.0 MECHANICAL PLAN
- P-1.0 PLUMBING PLAN

ELECTRICAL

- E-1.0 ELECTRICAL PLAN
- T-24 TITLE 24 ENERGY COMPLIANCE SHEET

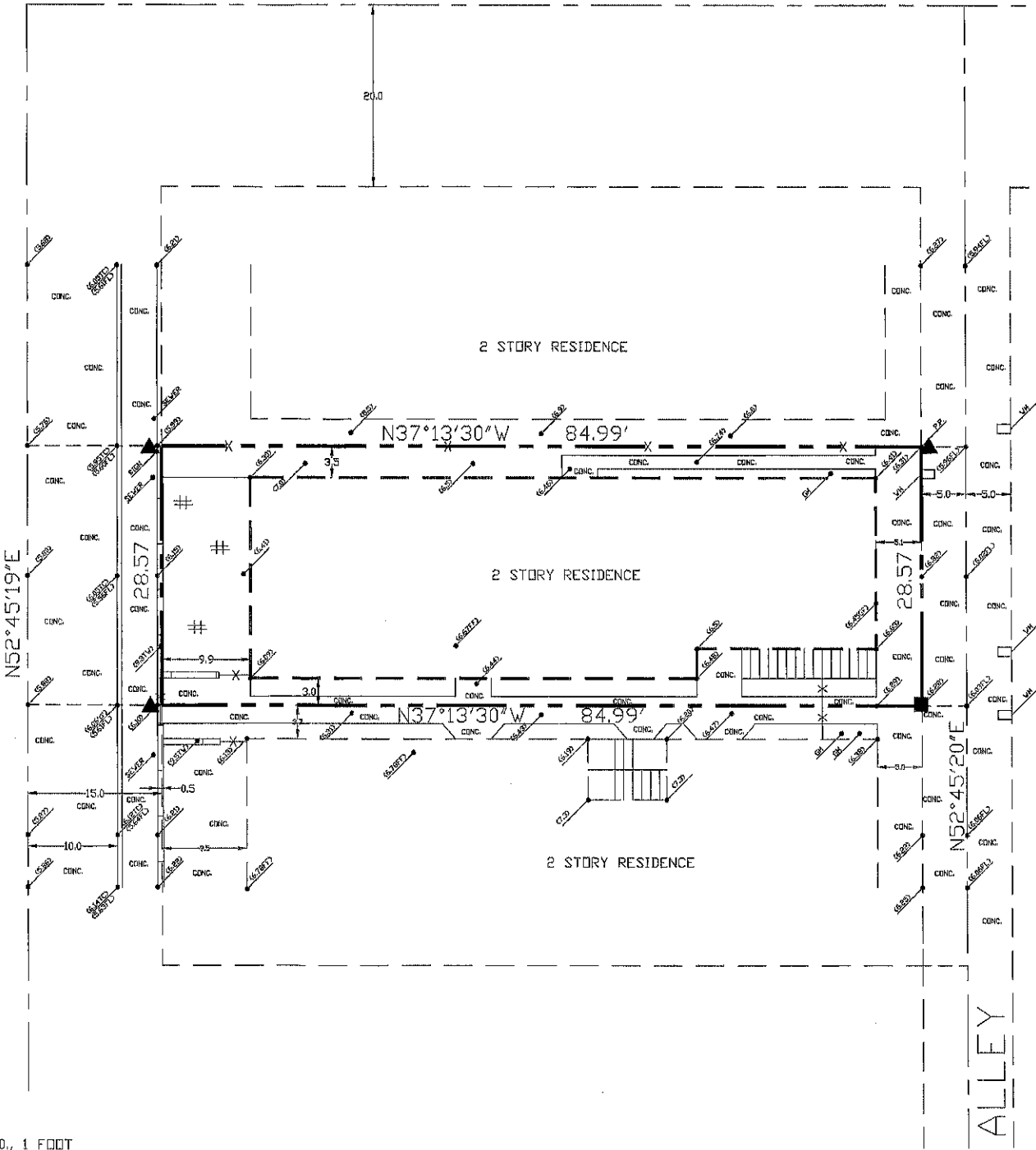


SCALE 1"=8'

SURVEYOR OR ENGINEER SHALL PERMANENTLY MONUMENT PROPERTY CORNERS OR OFFSETS BEFORE STARTING GRADING.

RIVER AVENUE

41ST STREET



LEGEND

DESCRIPTION

	WALL
	BUILDING
	LOT LINE
WM	WATER METER
F.F.	FINISH FLOOR
G.F.	GARAGE FLOOR
CONC.	CONCRETE
M.H.	MAN-HOLE
RES.	RESIDENCE

- ▲ SET LEAD AND TAG, L.S. 4653 ON P.L. PROD., 1 FOOT FROM THE CORNER.
- SET LEAD AND TAG L.S. 4653 AT THE PROPERTY CORNER



RdM SURVEYING INC.

RON MIEDEMA L.S. 4653
23010 LAKE FOREST DRIVE #409
LAGUNA HILLS, CA 92653
(949) 858-2924 OFFICE
(949) 858-3438 FAX
RDMSURVEYING@COX.NET

TOPOGRAPHIC SURVEY

JOB: (42-71)

DATE: 3-22-2006

PREPARED FOR:

BILL CASKEY

LEGAL DESCRIPTION:

PARCEL 6, PARCEL MAP NO. 82-704

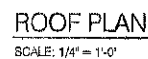
BENCH MARK:

#J782 EL=7.142 NAVD88

ADDRESS OF PROJECT:

210 41ST STREET, NEWPORT BEACH, CA

SUR 1



[illegible]

A-2.0

0-2-0

BILL CASKEY
+ ASSOCIATES, INC.

630 CAMEO HIGHLANDS DRIVE
CORONA DEL MAR, CA 92625
TEL: (714)824-7088
FAX: (949)759-8095
EMAIL: bladesign@shcglobal.net

CLIENT

ZFRT 418T STREET, LLC
1000 QUAIL STREET, SUITE 290
NEWPORT BEACH, CA 92660

PROJECT ADDRESS

210 41ST STREET
NEWPORT BEACH, CA 92660

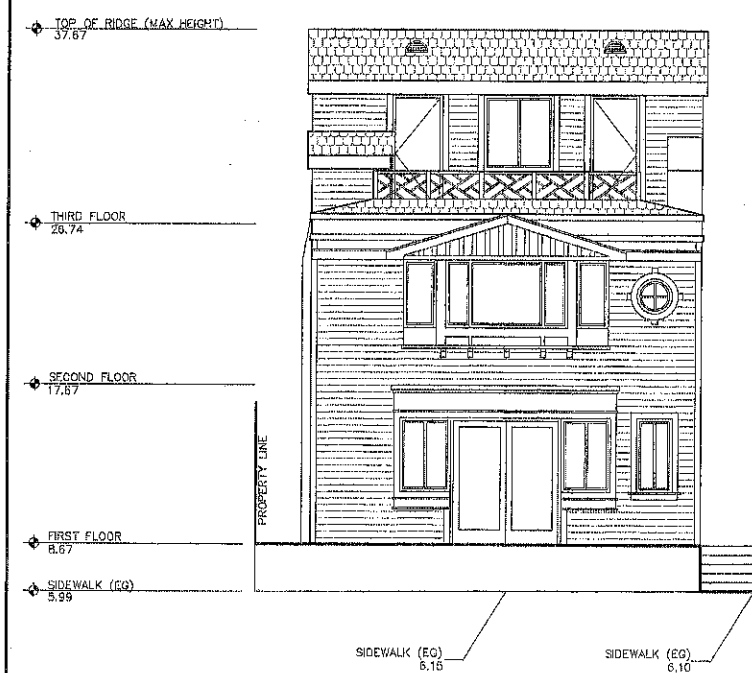


ELEVATIONS

[illegible]

A-3.0

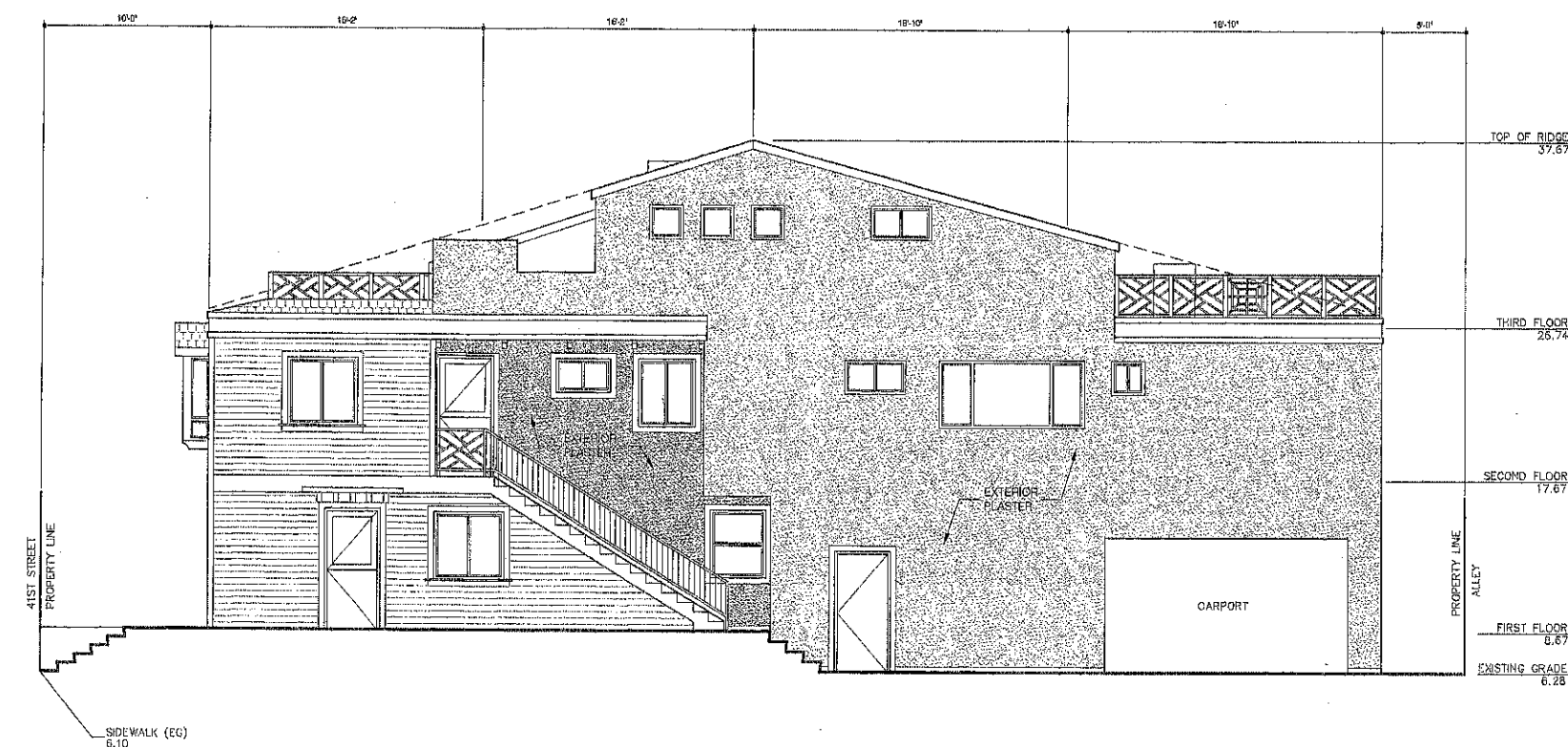
2.



SOUTH ELEVATION

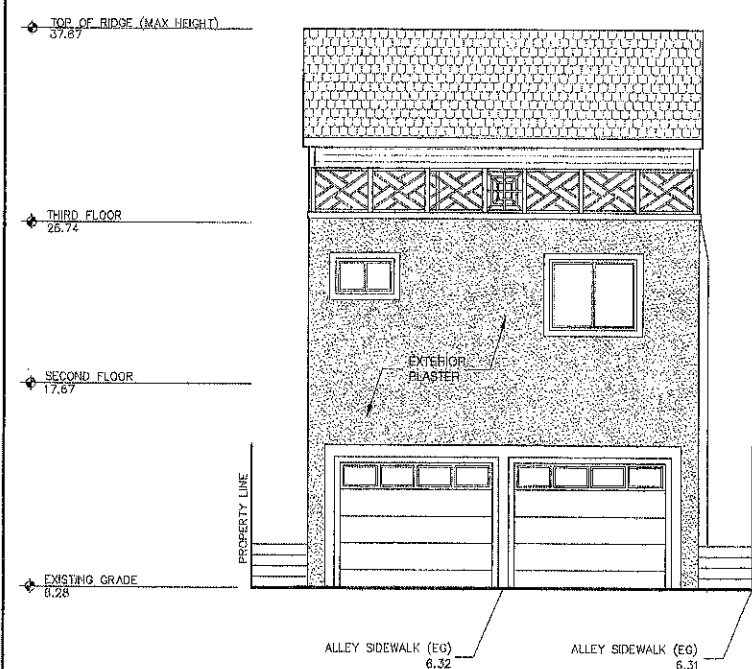
SCALE: 1/4" = 1'-0"

6



EAST ELEVATION

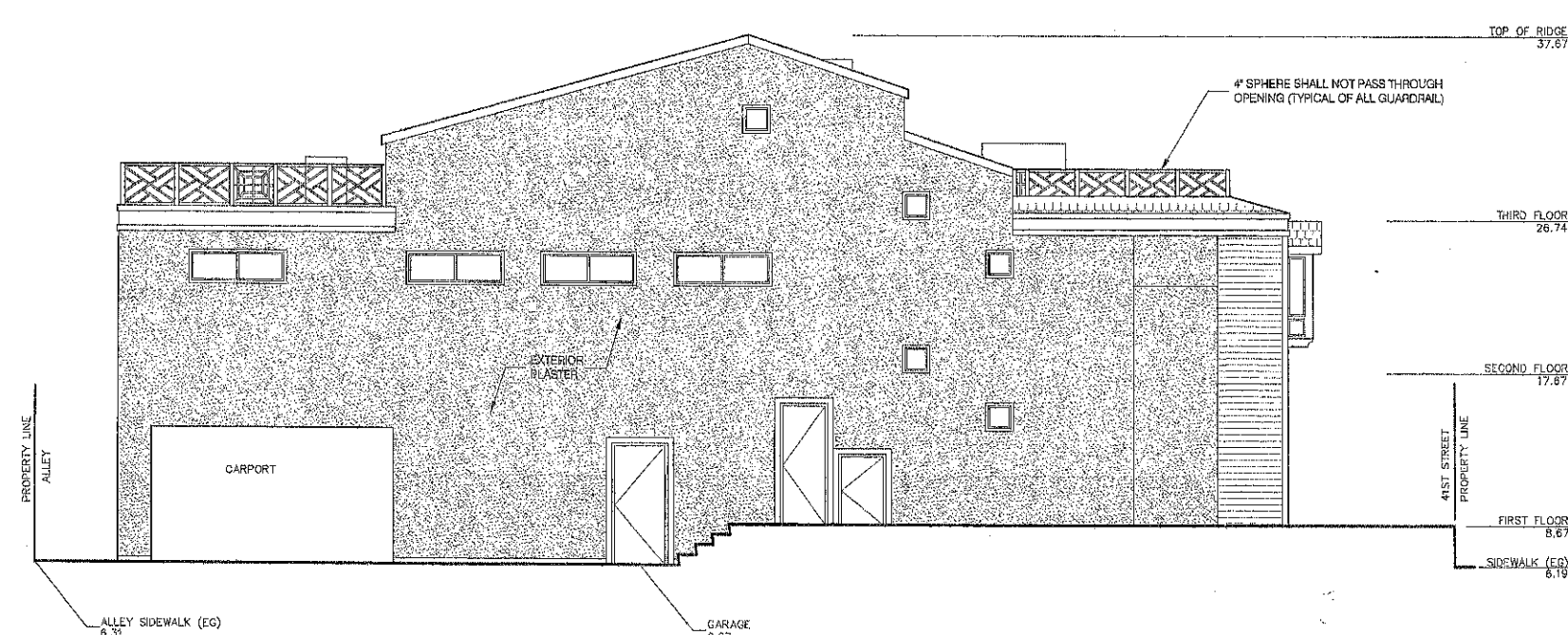
SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

—



WEST ELEVATION

SCALE: 1/4" = 1'-0"

04-25-07

BILL CASKEY
+ ASSOCIATES, INC.

630 CAMEO HIGHLANDS DRIVE
CORONA DEL MAR, CA 92626
TEL: (714)624-7086
FAX: (949)750-8095
EMAIL: bjcdesign@sboglobal.net

CLIENT

ZFRT 41ST STREET, LLC
1000 QUAIL STREET, SUITE 290
NEWPORT BEACH, CA 92660

PROJECT ADDRESS

210 41ST STREET
NEWPORT BEACH, CA 92660

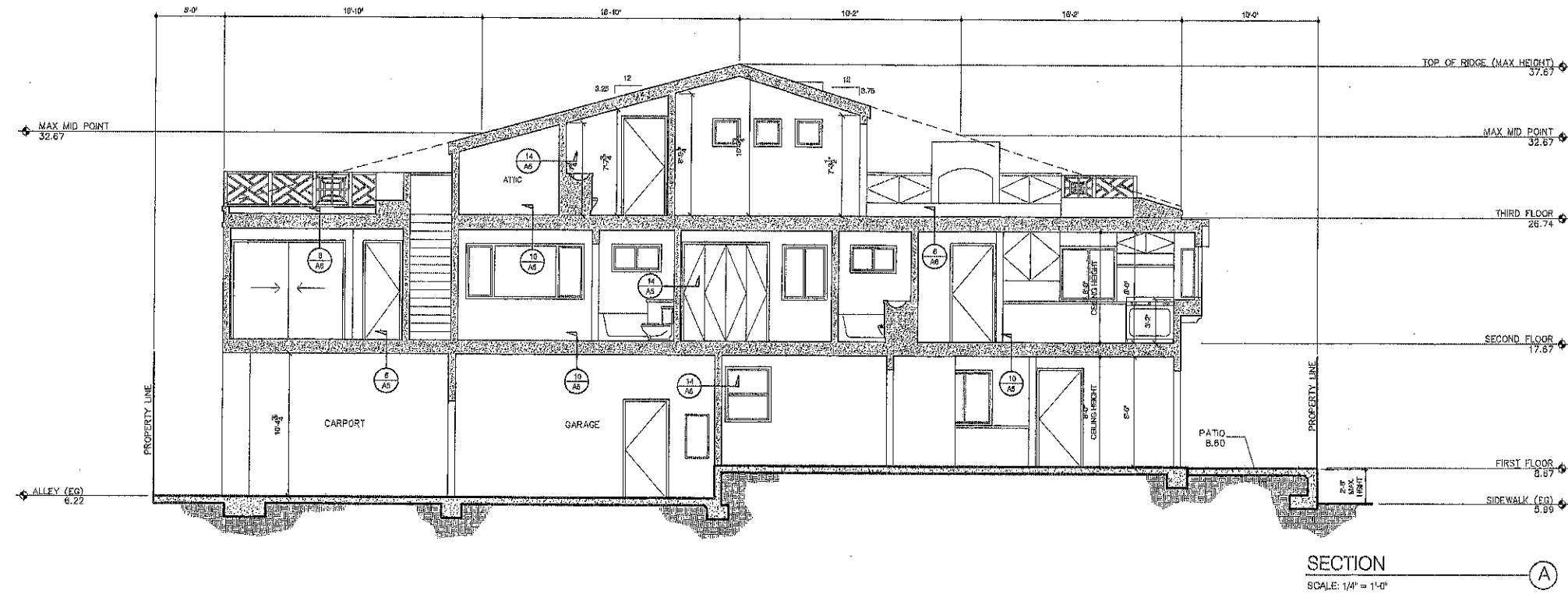


SECTION

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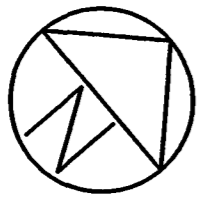
A-4.0

23



Attachment No. ZA 4

County Tentative Parcel Map No. 2007-
202



TENTATIVE PARCEL MAP NO. 2007-202

SCALE 1"=8'

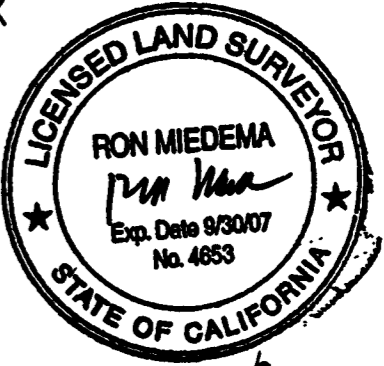
BEING A SUBDIVISION OF: LOT 6, BLOCK 140, NEWPORT BEACH TRACT
FOR CONDOMINIUM PURPOSES, 1 PARCEL, 2 UNITS

ADDRESS OF PROJECT:
210 41ST STREET, NEWPORT BEACH

DATE: 8-22-07

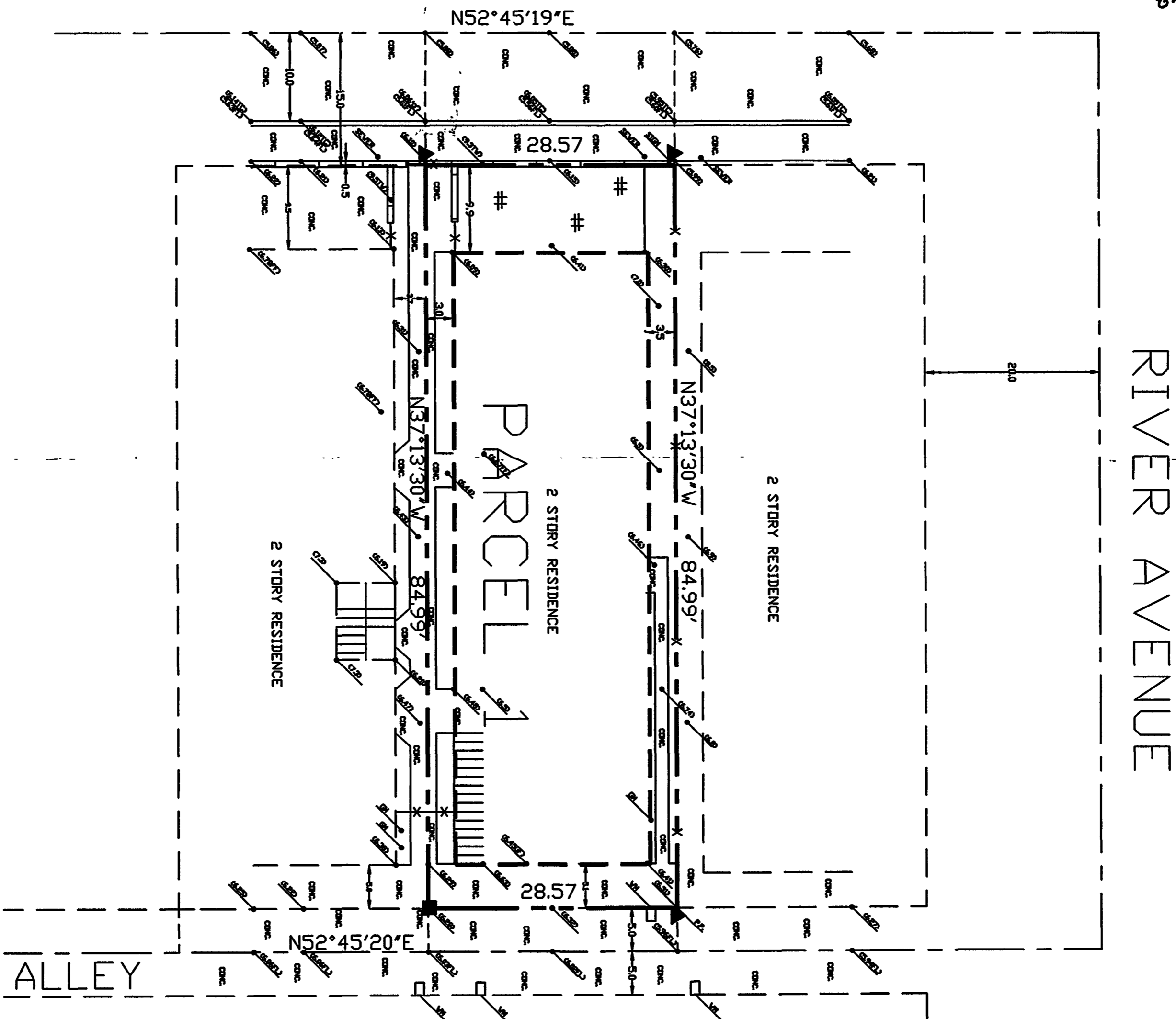
OWNER AND SUBDIVIDER:
ZOTOVICH DEVELOPMENT CO.
1000 QUAIL STREET #290
NEWPORT BEACH, CA

PREPARED BY:
RON MIEDEMA L.S. 4653
23010 LAKE FOREST DRIVE #409
LAGUNA HILLS, CA 92653
(949) 858-2924 OFFICE
(949) 858-3438 FAX
RDMSURVEYING@COX.NET



8-27-07

41ST STREET



LEGEND	
	DESCRIPTION
	WALL
	BUILDING
	LOT LINE
WM	WATER METER
F.F.	FINISH FLOOR
G.F.	GARAGE FLOOR
CONC.	CONCRETE
M.H.	MAN-HOLE
RES.	RESIDENCE

NOTE: ELEVATIONS AS SHOWN ARE EXISTING GRADES
BEFORE CONSTRUCTION AND BUILDING IS THE
PROPOSED BUILDING.

BENCH MARK:

#J782 EL=7.142 NAVD88